BOX 10-B

Karen Johnson Davidson County
Batch# 522400 **DEEDQC**
12/01/2020 11:06:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201201-0139379

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STONEHOUSE CONSTRUCTION, LLC	**SAME**	**103-01-0-059.00**
(NAME) **6018 HILL CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GORDON P. SIMPSON AND NIKKI MICHELLE SIMPSON, HUSBAND AND WIFE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being the easterly 75 feet of Lot No. 17 on the Map of John B. Cowden's Third Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, November 16, 1946, as follows: Beginning on the southerly margin of John B. Street, at a point 500 feet west of the southwest corner of said street and Cowden Street, being the corner of Lots Nos. 16 and 17 thence with the southerly margin of John B. Street westwardly 75 feet, thence south 26 west 253.8 feet; thence north 39 east 75 feet to the corner of said Lots Nos. 16 and 17; thence with the line between said two lots, north 26 east 253.8 feet to the beginning.

Being the same property conveyed to Gordon P. Simpson and Nikki Michelle Simpson, husband and wife, from Dwayne H. Smith, unmarried, by deed dated October 21, 2016 of record in Instrument No. 20161102-0115733, said Register's Office.

This conveyance is subject to such covenants, easements, restrictions, reservations, conditions, and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

****This is the same legal description as the prior deed.****

Unimproved ( )
This is improved(X) property known as **6123 NEIGHBORLY AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of **December, 2020.**

GORDON P. SIMPSON

NIKKI MICHELLE SIMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gordon P. Simpson and Nikki Michelle Simpson, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of **December, 2020.**

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public